



September 11, 2007

James Cowan, Jr.  
LeClair Ryan  
2000 Kraft Drive  
Suite 1000  
Blacksburg, VA 24060

Re: SP 07-021 – First & Main, Phase 1, Site Development Plan  
Request for exception to Parking location [Sec. 4553(b) & 4559 (c)] - DENIED

Mr. Cowan,

The Town of Blacksburg received your request for an exception to allow parking in front of the front building line on August 27, 2007. The specific request is shown in detail on the submitted exhibit entitled Parking Exception Exhibit, dated August 27, 2007, by Anderson and Associates.

The request is to allow 62 parking spaces to be located in front of the front building line. The front building line is established as the façade of the building located in the 600 block, closest to South Main Street.

The locations of the parking spaces are part of the overall Phase 1 design, which does not include the construction of four additional out parcels. These out parcels are located directly adjacent to South Main Street and contain future building locations for four structures. There are not part of the current Phase 1 site plan, therefore, cannot be used to establish the front building line of the property. However, upon construction of any one of these four out parcel buildings, the resulting 62 parking spaces will become conforming and lie behind the front building line.

The Zoning Ordinance establishes an exception option that may be requested by the developer under Sections 4553(b) and 4559(c). These provisions state that an exception may be granted by the Zoning Administrator when necessary due to the shallow depth of a parcel, the location of existing mature trees, or other similar circumstances.


After review of the site plan and written request, it is determined that there are no physical conditions of the parcel, or existing physical conditions that justify an exception to these standards. **Therefore, your request for an exception to allow 62 parking spaces in front of the front building line is denied.**

Upon receipt and approval of a site plan for one of the four out parcels (OP1-4), we would approve the construction of these 62 parking spaces. Approval of one of these out parcels would create a new front building line, whereby all 62 parking spaces would ultimately fall behind and be in conformance.

The final phase I site plan will be required to reflect this decision and show that all required parking is provided for the entire site behind the front building line.

If you have any questions, please feel free to contact me at (540) 961-1126.

Sincerely,



Christopher S. Lawrence  
Acting Director  
Department of Planning and Building